

12-1-2315 ADDITIONAL HOUSING STANDARDS

1. All applications for a building permit, except permits for re-roofing, siding, demolition, and remodeling when there is no change in structure size, must be accompanied by a plot plan drawn on a plat map available at the office of the Juab County Recorder.
2. The width of each dwelling shall not be less than twenty feet (20) feet at the narrowest point of its first floor exclusive of any garages, bay windows, room additions, or other similar appendages. Manufactured, modular, or mobile homes must be multiple sections, with each section having a minimum width of 10'. A basement shall not be considered as a first floor. The width shall be considered the lesser of the two primary dimensions.
3. Each dwelling shall have an engineered or code-approved, site-built, concrete or masonry permanent foundation waterproofed below ground level and sealed above ground level according to UBC. Manufactured homes must be permanently attached to the foundation according to manufacturer's installation instructions or an approved engineered foundation design. Each foundation shall have a minimum height of one (1) foot above the top back of the curb, if any, plus 2%.
4. Each dwelling unit must be taxed as real property. If it is a manufactured home, affidavits as required by Utah Code Annotated Section (56-2-602) must be filed under that section and a copy thereof submitted to the county prior to receiving a Certificate of Occupancy and within 14 days of closing.
5. Each dwelling unit shall have exterior siding material of sufficient quality, durability, and resistance to the elements to satisfy the purpose of this section. Exterior siding material shall consist of brick, stucco, glass, metal lap, vinyl lap, or stone. Wood or hardwood must be pre-approved by the city building inspector. Any other siding materials must be approved by the building inspector.
6. The roof of all dwelling units shall have a minimum pitch of 2'6":12' (except built-up gravel see below). All units shall have eave overhangs of at least (6") excluding rain gutters, measured from the vertical side of the dwelling. The roof surface shall consist of wood shakes, asphalt, composition, wood shingles, tile, fiberglass, concrete, or built-up gravel. Built-up gravel roofs shall have a minimum pitch of 2':12'. All units shall have a minimum roof load of 30 lb. per sq. ft.
7. Each dwelling unit that is a manufactured home must be installed by a housing set-up contractor licensed by the Utah Division of Occupational and Professional Licensing. Each unit must be installed according to the accompanying manufacturer set-up instructions. Hose bibs on manufactured homes must be of an approved, frost-proof, anti-siphon type.